CBOE # 57

2015 REAL PROPERTY NOTICE OF DETERMINATION

Gunnison County
COLORADO

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: June 30, 2015
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

Received
County Administration
7/15/2015

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R007245	2015	601	3517-000-00-005

PROPERTY OWNER	LEGAL DESCRIPTION
MARTIN KIMBERLY A 11065 N STATE HIGHWAY 135 ALMONT, CO 81210-9601	1 ACRE IN SE4SW4 SEC 15 51N1E B695 P458 #477331 #483610

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		212,140	206,830
TOTALS		$212,140	$206,830

The Assessor has carefully studied all the available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

The actual value of the property is determined by appropriate consideration of the approaches to appraisal set forth in § 39-1-103(5)(a), C.R.S.

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, § 39-8-106(1)(a), C.R.S.

The deadline for filing real property appeals is July 15.
The deadline for filing personal property appeals is July 20.

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

Please refer to the reverse side of this notice for additional information.

APPEAL PROCEDURES

CBOE #57

County Board of Equalization Hearings will be held from July 1 through August 5 at Gunnison County Courthouse or Blackstock Government Center.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization shown below, and mail or deliver a copy of both sides of this form to:

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

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7/15/15

To preserve your appeal rights, your Petition to the County Board of Equalization must be postmarked or delivered on or before **July 15 for real property** and on or before **July 20 for personal property** – after such date, your right to appeal is lost. You may be required to prove that you filed a timely appeal; therefore, we recommend that all correspondence be mailed with proof of mailing.

You will be notified of the date and time scheduled for your hearing. The County Board of Equalization must mail a written decision to you within five business days following the date of the decision. The County Board of Equalization must conclude hearings and render decisions by August 5, § 39-8-107(2), C.R.S. If you do not receive a decision from the County Board of Equalization and you wish to continue your appeal, you must file an appeal with the Board of Assessment Appeals by September 12, § 39-2-125(1)(e), C.R.S.

If you are dissatisfied with the County Board of Equalization's decision and you wish to continue your appeal, you must appeal within 30 days of the date of the County Board's written decision to ONE of the following:

Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO 80203
(303) 866-5880
www.dola.colorado.gov/baa

District Court
Contact the District Court in the county where the property is located. See your local phone book for the address and telephone number.

Binding Arbitration
For a list of arbitrators, contact the County Commissioners at the address listed for the County Board of Equalization.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, § 39-1-120(3), C.R.S.

PETITION TO COUNTY BOARD OF EQUALIZATION

What is your estimate of the property's value as of June 30, 2014? (Your opinion of value in terms of a specific dollar amount is required for real property pursuant to § 39-8-106(1.5), C.R.S.)

$ 165,000.00

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, rent roll, original installed cost, appraisal, etc.)

See enclosed letter.

ATTESTATION

I, the undersigned owner or agent* of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

K. Martin	970-641-8895	7/14/2015
Signature	Telephone Number	Date

*Attach letter of authorization signed by property owner.

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RECEIVED
JUL 14 2015
BY: IN PERSON

EXHIBIT A
Page 1 of 2

July 13, 2015

Kristy Mcfarland
Gunnison County Assessor
221 N. Wisconsin St., Suite A
Gunnison, CO 81230

RE: R007245

Dear Ms. McFarland,

Thank you for your response to my initial protest of my 2015 property valuation. I appreciate the reduction in the valuation from $212,140.00 to $206,830.00. However, I would like to clarify the recorded square footage.

Your appraiser, Mary Mast, kindly explained to me that square footage estimates were based upon exterior measurements. The structural dimensions are 22' 8" by 34' 9.5" arriving at a total exterior square footage of 754' 3".

The actual interior living space dimensions are as follows:

Kitchen: 15' 5" by 9' 2"
Living Room: 17' 10" by 13' 8"
Laundry/Bath: 5' by 13' 9"
Bedroom 1: 17' 10" by 7' 7"
Bedroom 2: 10' 2" by 13' 10"

If my calculations are correct, this places my estimated interior living space at 742 square feet rather than the above grade living area of 820 square feet as noted in your 2015 valuation.

As I interpreted the valuation information the value of residential property is also based upon the market approach to value. The interior walls are of basic sheetrock construction, the vinyl flooring in the kitchen, bathroom and laundry is 13 years old and needs to be replaced. The cabinets, appliances and plumbing fixtures are original to the time of the purchase of the property which places them at approximately 24 years old. The exterior deck is in serious need of replacement. As I stated in my initial letter, there have been no improvements made to this property other than repairs made to the structure following a chimney fire in 2012. These factors would have a negative impact on any appraised market value and would lower any sale price attached to the property.

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Upon researching property sales within the last 2 years' and reviewing past market appraisals I have not found any similar properties within my area in which to base an accurate valuation. The majority of the properties in my area are of newer construction and have much more "high end" amenities.

EXHIBIT A
Page 2 of 2

Upon consideration of these factors, I ask that you place my home's valuation at $165,000.

Thank you.

Kimberly A. Martin

Kimberly A. Martin

P.S. Please give my best to Whitney. Her prompt response to my request for a printout of my home's tax history + her patience in answering my questions provided a lot of help. Thank you.

K. Martin
11065 Hwy. 135
Almont, CO 81210

Kim
641.8895

Gary Tina Montgomery
641.2274

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Kristy McFarland
Gunnison County Assessor
221 N. Wisconsin St., Suite A
Gunnison, CO 81230

Gunnison County
COLORADO

Gunnison County Administration
Phone: (970) 641–0248 • Fax: (970) 641–3061
www.GunnisonCounty.org

July 17, 2015

CBOE #57
Kimberly A Martin
11065 N State Highway 135
Almont, CO 81210

Schedule Number:	R007245
Parcel Number:	3517-000-00-005
Property Description:	1 ACRE IN SE4SW4 SEC 15 51N1E B695 P458 #477331 #483610

Dear Property Owner,

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your property on Wednesday July 29, 2015 at 2:00 pm. The hearing will be held in the Board of County Commissioners meeting room, located in the Courthouse at 200 E. Virginia Ave. Gunnison, CO 81230. Please read the following information carefully.

You may appear before the Board in person, via telephone conference call, appear with your representative, or have your representative appear on your behalf. **If you plan to be represented by someone other than yourself at your hearing, please submit a letter of agency signed by you** to Bre Shelton by email at bshelton@gunnisoncounty.org, or by fax at 970-641-3061. **Please contact Bre prior to the hearing date to make a special request for a phone conference, if needed.**

1. You may submit your case in written form and waive a personal appearance before the Board. If your information is submitted in this manner, the Board will make a determination after reviewing the petition, any written evidence that has been provided, and after allowing the Assessor to give testimony and submit exhibits.

2. Upon your written request to the Assessor's Office at 221 N Wisconsin Street, Gunnison Colorado 81230, phone number 970-641-1085, the Assessor is required to make available to you, three (3) working days after receiving the request, all data supporting the valuation. Your request must be accompanied by your information supporting your valuation. This disclosure does not prohibit the introduction of additional data at the hearing discovered as a result of the exchange of the information.

3. Please provide one copy of the documentation that you plan to submit at the hearing, AND any documentation that has been provided to the Assessor's Office, by 8:00 am, two (2) business days prior to the hearing date of Wednesday July 29, 2015 to permit the exhibits to be presented to the Board. Please bring, or have delivered, such documentation to the County Administration Office located at 200 E. Virginia Avenue, Gunnison, Colorado. This documentation may also be faxed to 970-641-3061, or email to bshelton@gunnisoncounty.org. **If you must bring additional documentation to the hearing, please bring five (5) copies of each document.**

4. Because of the volume of cases before the Board of Equalization, all hearings scheduled are final and cannot be rescheduled. Hearings will go before the board in your absence. The Board will carefully consider all data submitted. If you cannot attend the hearing scheduled for you above, please contact Bre Shelton at 970-641-7600.

Sincerely,

Bre Shelton
Clerk to the Board of Equalization

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

U.S. POSTAGE PITNEY BOWES
ZIP 81230 $ 000.48[5]
02 1W
0001368390 JUL 17 2015

Kimberly Martin
11065 Hwy 135
Almont, CO 81210